
CHAPTER 1142

GENERAL APPLICABILITY

1142.01 GENERAL APPLICABILITY OF ZONING ORDINANCE. Except as may be hereinafter specifically provided:

- (a) No building, or part thereof, shall be erected, converted, enlarged, reconstructed, moved or structurally altered, nor shall any building or land be used or occupied, except for a use permitted in the district in which the building and/or land is located.
- (b) No building shall be erected, converted, enlarged, reconstructed or structurally altered to exceed the height limit herein established, for the district in which such building is located.
- (c) No building shall be erected, converted, enlarged, reconstructed or structurally altered and no land shall be used except in conformity with the yard and lot area regulations of the district in which the building is located.
- (d) No lot, yard, parking area, or other space shall be reduced in area or dimension if such reduction has the effect of making the lot, yard, parking area, or other space less than the minimum required by this Ordinance. Furthermore, any lot, yard, parking area or other space which is already less than the required minimum, shall not be reduced further. However, nothing in this section shall be interpreted to limit the power of the Board of Zoning Appeals in the granting of variances under this Ordinance.
- (e) No building shall be erected or structurally altered except in conformity with the off-street parking and loading regulations of the district in which the building is located.
- (f) Unless otherwise specifically allowed, the minimum yards, parking spaces, and open spaces including lot area per family, required by this Zoning Code for each building existing at the time of passage of this Zoning Code (December 21, 1965) or for any building hereafter erected, shall not be encroached upon or considered as part of the yard or parking space or open space required for any other building.
- (g) Unless otherwise specifically allowed, every building hereafter erected or structurally altered shall be located on a lot as defined in **Chapter 1143**. No more than one (1) principal building or structure may be constructed upon any one lot (1) for the purposes of this Ordinance, except as specifically provided in **Chapter 1181**. Rear dwellings shall be prohibited and shall be considered non-conforming uses subject to the requirements of **Chapter 1187** of this Ordinance.
- (h) Nothing in this Ordinance shall prevent the strengthening or restoring to a safe condition, any structure or part thereof declared unsafe by a proper authority.